ALLEGHENY COUNTY HOUSING AUTHORITY

Board of Directors Meeting Agenda

September 25, 2026 — 10:30 A.M.

Central Office Board Room

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1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Recognition / Proclamations
5. Employee of the Month
6. Public Comment on Agenda Items
7. Motion to Approve the July 31, 2026 Allegheny County Housing Authority Board of Directors Meeting Minutes
8. Motion to Approve the September 10, 2026, Allegheny County Housing Authority Board of Directors Phone Poll Minutes
9. Old Business
10. New Business
11. **Resolution No. 40 of 2026** – Ratifying Approval of the North Hills Highlands Transactions
12. **Resolution No. 41 of 2026** –Ratifying Approval to Rescind and Replace Resolution No. 7 of 2026, Previously Adopted on February 20, 2026, and to Approve the Disposition of Six (6) Units at Caldwell Station in Wilmerding to Three Rivers Communities, Inc. Under Section 18 Disposition
13. **Resolution No. 42 of 2026** - Request for Approval to Write Off Tenant Accounts Receivable Collection Losses in the Amount of $64,806.46 for July and August 2026
14. **Resolution No. 43 of 2026** – Request for Approval to Renew Liability and Property Insurance for McKees Rocks Terrace Phase One and Phase Two Limited Partnership, Effective September 30, 2026–September 30, 2027
15. **Resolution No. 44 of 2026** – Request for Approval of Approval of a Legal Services Agreement with Fox Rothschild LLP through the Intergovernmental Cooperation Agreement with Westmoreland County Housing Authority, Effective September 1, 2026 – February 28, 2028

16. **Resolution No. 45 of 2026** – Awarding Contract ACHA-1733 for the Domestic Hot Water System Replacement at Homestead Apartments, Building D in the Amount of $96,600.00
17. **Resolution No. 46 of 2026** – Awarding Contract ACHA-1734 for Architectural and Engineering Services
18. **Resolution No. 47 of 2026** – Requesting Authorization to Lease Multifunction Copier/Printer Equipment Through PA COSTARS Contract No. 001-E22-078
19. **Resolution No. 48 of 2026** – Requesting Approval for Fiscal Year 2027 Operating Budgets for the Allegheny County Housing Authority
20. Comment on General Items
21. Adjournment

<u>RESOLUTION NO. 40 OF 2026</u>

A Resolution – Ratifying Approval of the North Hills Highlands Transactions

WHEREAS, North Hills Highlands (the "Development") is a two-phase mixed-finance affordable housing development located in the Township of Ross, County of Allegheny, Commonwealth of Pennsylvania, developed in participation with the Allegheny County Housing Authority, a public body corporate and politic organized under the laws of the Commonwealth of Pennsylvania (the "Authority"), pursuant to the mixed-finance development authority of Section 35 of the United States Housing Act of 1937, as amended, and 24 C.F.R. Part 905, and ground leased from the County of Allegheny (the "County") to the current ground lessees;

WHEREAS, Phase I of the Development ("**Phase I**") consists of a sixty (60) unit apartment complex located at or around 100 Felicity Drive, Township of Ross, Allegheny County, Pennsylvania (Allegheny County Parcel No. 612-S-64-B1), including twenty (20) mixed-finance public housing units subject to Amendment No. 62 to the Authority's Annual Contributions Contract with the U.S. Department of Housing and Urban Development ("**HUD**") (the "**Phase I Mixed-Finance Amendment**"), and is ground leased from the County pursuant to that certain Amended and Restated Ground Lease dated as of November 30, 2009, between the County, as lessor, and North Hills Housing, L.P., a Pennsylvania limited partnership (the "**Phase I Seller**"), as lessee (the "**Phase I Ground Lease**");

WHEREAS, Phase II of the Development ("**Phase II**") consists of a thirty-seven (37) unit development located within the Kane Center at or around 110 McIntyre Road, Township of Ross, Allegheny County, Pennsylvania (a portion of Allegheny County Parcel No. 612-S-64-B2), including twelve (12) mixed-finance public housing units subject to Amendment No. 66 to the Authority's Annual Contributions Contract with HUD (the "**Phase II Mixed-Finance Amendment**" and, together with the Phase I Mixed-Finance Amendment, the "**Mixed-Finance Amendments**"), and is ground leased from the County pursuant to that certain Agreement of Lease dated as of April 30, 2010, between the County, as lessor, and North Hills Housing II L.P., a Pennsylvania limited partnership (the "**Phase II Seller**" and, together with the Phase I Seller, the "**Sellers**"), as lessee (the "**Phase II Ground Lease**" and, together with the Phase I Ground Lease, the "**Ground Leases**");

WHEREAS, AHH-North Hills 1 LLC, a Pennsylvania limited liability company (the "**Phase I Company**"), has contracted to acquire the Phase I Seller's leasehold interest as tenant under the Phase I Ground Lease, and AHH-North Hills 2 LLC, a Pennsylvania limited liability company (the "**Phase II Company**" and, together with the Phase I Company, the "**Companies**"), has contracted to acquire the Phase II Seller's leasehold interest as tenant under the Phase II Ground Lease, in each case pursuant to that certain Agreement of Purchase and Sale effective as of December 15, 2025 (collectively, the “**Purchase Agreements**” and such acquisitions, collectively, the “**Transaction**");

WHEREAS, the sole member of each Company is Affordable Housing Holdings, Inc., a Pennsylvania nonprofit corporation (the “**Corporation**”), the sole member of which is the Authority, such that following the Transaction the Authority will hold an indirect ownership interest in the Development through the Corporation and the Companies;

WHEREAS, the Authority previously made loans in connection with the development of the Development, evidenced and secured by (i) as to Phase I, that certain Authority Note by the Phase I Seller in favor of the Authority dated as of December 15, 2009, in the initial principal amount of $1,363,333, that certain Project and Loan Agreement between the Phase I Seller and the Authority dated as of December 15, 2009, that certain Open-End Leasehold Mortgage and Security Agreement effective as of December 15, 2009 and recorded December 23, 2009 at Mortgage Book Volume 37575, Page 453, Instrument Number 2009-117228, in the Department of Real Estate of Allegheny County, Pennsylvania, and any other related loan documents, as amended and/or assigned, and (ii) as to Phase II, that certain Authority Note by the Phase II Seller in favor of the Authority dated as of April 30, 2010, in the initial principal amount of $844,200, that certain Project and Loan Agreement between the Phase II Seller and the Authority dated as of April 30, 2010, that certain Open-End Leasehold Mortgage and Security Agreement effective as of April 30, 2010 and recorded April 30, 2010 at Mortgage Book Volume 37965, Page 348, Instrument Number 2010-31134, in the Department of Real Estate of Allegheny County, Pennsylvania, and any other related loan documents, as amended and/or assigned (collectively, the “**ACHA Loan Documents**");

WHEREAS, in order to effectuate the Transaction, the Authority desires to enter into, with respect to each of Phase I and Phase II, (i) that certain Omnibus Amendment among the Authority, the applicable Seller and the applicable Company, evidencing the assignment and assumption of the ACHA Loan Documents from such Seller to such Company and the Authority’s consent thereto (collectively, the “**Omnibus Amendments**”), (ii) that certain Assignment and Assumption Amendment amending the applicable Declaration of Trust and Restrictive Covenants and Regulatory and Operating Agreement (collectively, the “**Assignment and Assumption Amendments**”), and (iii) that certain First Amendment to the Mixed-Finance Amendment to Consolidated Annual Contributions Contract between the Authority and HUD, amending the applicable Mixed-Finance Amendment to reflect the applicable Company as owner (collectively, the “**Mixed-Finance ACC Amendments**” and, together with the Omnibus Amendments and the Assignment and Assumption Amendments, the “**Authority Project Documents**”);

WHEREAS, the Board of Directors of the Authority believes it to be in the best interest of the Authority that the Authority ratify all lawful actions taken related to the Transaction and the other transactions contemplated by the foregoing "WHEREAS" clauses to date.

NOW THEREFORE BE IT RESOLVED by the Board of Directors of the Authority:

Section 1. The foregoing "WHEREAS" clauses and the actions referenced therein are hereby ratified and confirmed as being true and correct and hereby incorporated herein.

Section 2. The Board of Directors of the Authority hereby approves in all respects the Transaction and the transactions contemplated thereby and hereby, including, but not limited to the Authority Project Documents, and approves, authorizes and directs Richard Stephenson, Executive Director of the Authority, or his designee, and the officers of the Authority, or either or all of them (collectively, the "**Authorized Officers**"), to take such actions in connection with the Acquisition and the transactions contemplated thereby and hereby, as the Authorized Officers deem necessary, advisable or appropriate.

Section 3. The Board of Directors of the Authority hereby approves the assignment and assumption of the ACHA Loan Documents from the Phase I Seller to the Phase I Company and from the Phase II Seller to the Phase II Company, and the Authority's consent thereto, with the mortgages and related security instruments securing such indebtedness remaining of record, and authorizes and directs the Authorized Officers to execute, acknowledge and deliver, on behalf of the Authority, the Omnibus Amendments and any other assignment, assumption, consent, estoppel, subordination, allonge, mortgage modification or other instrument relating to the ACHA Loan Documents as the Authorized Officers deem necessary, advisable or appropriate in connection with the Transaction.

Section 4. The Authorized Officers are hereby further authorized and directed to execute, acknowledge and deliver, on behalf of the Authority, and to take any and all further actions with respect to, such other agreements, instruments, certificates and documents as the Authorized Officers deem necessary, advisable or appropriate to effectuate the Transaction and the intent of these resolutions, including, without limitation, ground lease amendments, memoranda of lease, declarations of trust and restrictive covenants and amendments thereto, regulatory and operating agreements, development, cooperation and payment in lieu of taxes agreements, management, additional services and license agreements, deeds, mortgages and mortgage modifications, notes, loan agreements, easement and use agreements, escrow and reserve agreements, closing statements, affidavits, estoppels, certifications, certificates, consents, subordination and intercreditor agreements, assignments and indemnities, in each case in favor of or as required by HUD, the County, ACED, the Pennsylvania Housing Finance Agency, the Sellers, the Companies and any other lender to or investor in the Companies or the Sellers, with such changes, amendments, modifications and additions thereto as the Authorized Officer executing the same deems necessary, advisable or appropriate, the approval of such changes, modifications and additions to be conclusively evidenced by the execution and delivery of such documents.

Section 5. The Board of Directors of the Authority hereby ratifies, confirms, and approves all lawful actions taken by the Authorized Officers or other officers, employees or Directors of the Authority, and all lawful papers and documents executed by any of the foregoing on behalf of the Authority where such actions, papers or documents effectuate the intent of these resolutions and the consummation of the transactions and matters set forth herein, including payment of any fees, costs, expenses, assessments and/or taxes in connection with the foregoing.

BE IT FURTHER RESOLVED, that the Board of Directors of the Allegheny County Housing Authority hereby ratifies and confirms the approval and adoption of Resolution No. 40 of 2026 by phone poll on September 10, 2026.

After discussion, Director ___________________________ moved for ratification of the Resolution as presented. Director _______________________ seconded the motion. The question being put upon ratification of said Resolution, the roll was called and the vote was as follows:

Chairperson: Mark Foerster	_____
Vice-Chairperson: Sydney Hayden	_____
Director: Derek Uber	_____
Director: Grant Gittlen	_____
Director: Brandon Markosek	_____

Chairperson _________________________ declared said motion carried, and Resolution No. 40 of 2026 was ratified and confirmed by the Board of Directors of the Allegheny County Housing Authority on SEPTEMBER 25, 2026.

Date: SEPTEMBER 25, 2026

ALLEGHENY COUNTY HOUSING AUTHORITY

By:_______________________________

Mark Foerster, Chairperson

ACHA Board Meeting
September 25, 2026
Agenda Item Number 12

<u>RESOLUTION NO. 41 OF 2026</u>

A Resolution – Ratifying Approval to Rescind and Replace Resolution No. 7 of 2026, Previously Adopted on February 20, 2026, and to Approve the Disposition of Six (6) Units at Caldwell Station in Wilmerding to Three Rivers Communities, Inc. Under Section 18 Disposition

WHEREAS, on February 20, 2026, the Board of Directors of the Allegheny County Housing Authority adopted Resolution No. 7 of 2026, approving the disposition of six (6) units at Caldwell Station in Wilmerding under Section 18 Disposition; and

WHEREAS, subsequent to the adoption of Resolution No. 7 of 2026, it was determined that Board approval of the proposed disposition had been requested prematurely and prior to the appropriate stage of the disposition process; and

WHEREAS, the Authority has now reached the appropriate stage in the disposition process to seek approval from the Board of Directors for the proposed disposition; and

WHEREAS, under PIH Notice 2018-04 (HA), the ACHA can dispose of properties. Under this Notice, a PHA certifies it has determined the disposition to be appropriate for reasons that are in the best interest of the residents and the PHA; and

WHEREAS, the ACHA owns and operates 6 units at Caldwell Station that are extremely difficult to manage and maintain because of the lack of uniformity of systems; and

WHEREAS, the units will be disposed to Three Rivers Communities, Inc.; and

WHEREAS, the Authority now requests approval to dispose the 6 units at Caldwell Station to Three Rivers Communities, Inc. in accordance with PIH Notice 2018-04.

NOW, THEREFORE BE IT RESOLVED by the Board of Directors of the Authority:

Section 1. The foregoing "WHEREAS" clauses and the actions referenced therein are hereby ratified and confirmed as being true and correct and hereby incorporated herein.

Section 2. Resolution No. 7 of 2026, adopted by the Board of Directors on February 20, 2026, is **hereby** rescinded in its entirety and replaced by this Resolution.

Section 3. The Board of Directors of the Authority hereby ratifies, confirms and approves in all respects the Authority's disposition of six (6) units at Caldwell Station in Wilmerding to Three Rivers Communities, Inc., in accordance with PIH Notice 2018-04.

Section 4. The Executive Director of the Authority and such officers and employees of the Authority as the Executive Director shall designate (each, an "Authorized Officer" and, together, the "Authorized Officers"), are hereby authorized and directed to execute and deliver on behalf of the Authority such other documents, instruments, assignments, certificates, affidavits and agreements in the name of or on behalf of the Authority that may, in the reasonable discretion of the Executive Director, be necessary, advisable or appropriate in connection with the foregoing resolutions.

Section 5. The Board of Directors of the Authority hereby ratifies, confirms and approves all lawful actions taken by the Authorized Officers or such other officers, employees or Directors of the Authority, and all lawful papers and documents executed by any of the foregoing on behalf of the Authority where such actions, papers or documents effectuate the intent of this Resolution and the consummation of the transactions and matters set forth herein.

BE IT FURTHER RESOLVED, that the Board of Directors of the Allegheny County Housing Authority hereby ratifies and confirms the approval and adoption of Resolution No. 41 of 2026 by phone poll on September 10, 2026.

After discussion, Director ____________________________ moved for ratification of the Resolution as presented. Director ________________________ seconded the motion. The question being put upon ratification of said Resolution, the roll was called and the vote was as follows:

Chairperson: Mark Foerster	_____
Vice-Chairperson: Sydney Hayden	_____
Director: Derek Uber	_____
Director: Grant Gittlen	_____
Director: Brandon Markosek	_____

Chairperson __________________________ declared said motion carried, and Resolution No. 41 of 2026 was ratified and confirmed by the Board of Directors of the Allegheny County Housing Authority on SEPTEMBER 25, 2026.

Date: SEPTEMBER 25, 2026

ALLEGHENY COUNTY HOUSING AUTHORITY

By:________________________________

Mark Foerster, Chairperson

ACHA Board Meeting
September 25, 2026
Agenda Item Number 13

<u>RESOLUTION NO. 42 OF 2026</u>

A Resolution - Request for Approval to Write Off Tenant Accounts Receivable Collection Losses in the Amount of $$64,806.46 for July and August 2026

WHEREAS, the amount of past due accounts of tenant rent for residents who no longer reside or have been evicted from the Allegheny County Housing Authority for the month of July and August is $64,806.46; and

WHEREAS, a total of 32 residents are included in this write-off, 15 of whom were evicted through legal action; and

WHEREAS, all reasonable means of collection have been exhausted:

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Allegheny County Housing Authority:

Section 1. That the approval to write off uncollectible rents in the amount of $64,806.46 is hereby approved.

Section 2. The Executive Director is hereby authorized and shall take such measures as may be necessary to implement the changes outlined in this resolution.

Approved as to form and content: ____
Richard Stephenson, Executive Director

ACHA Board Meeting
September 25, 2026
Agenda Item Number 14

<u>RESOLUTION NO. 43 OF 2026</u>

A Resolution - Request for Approval to Renew Liability and Property Insurance for McKees Rocks Terrace Phase One and Phase Two Limited Partnership, PA, Effective September 30, 2026–September 30, 2027

WHEREAS, McKees Rocks Terrace Phase One Limited Partnership (“Meyers Ridge I”) and McKees Rocks Terrace Phase Two Limited Partnership (“Meyers Ridge II”) maintain General Liability and Commercial Property insurance coverage through Housing Enterprise Insurance Company, Inc.; and

WHEREAS, renewal proposals have been received from Housing Enterprise Insurance Company, Inc. for the continuation of such insurance coverage for the policy period of September 30, 2026 through September 30, 2027; and

WHEREAS, the renewal premiums for Meyers Ridge I are $7,328.19 for General Liability coverage and $73,567.93 for Commercial Property coverage, for a total annual premium of $80,896.12; and

WHEREAS, the renewal premiums for Meyers Ridge II are $5,599.29 for General Liability coverage and $49,488.02 for Commercial Property coverage, for a total annual premium of $55,087.31; and

WHEREAS, the combined annual premium for the General Liability and Commercial Property insurance coverage for Meyers Ridge I and Meyers Ridge II is $135,983.43; and

WHEREAS, the proposed renewal premiums reflect no changes from the current policy terms and premiums.

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby approves the renewal of General Liability and Commercial Property insurance coverage through Housing Enterprise Insurance Company, Inc. for McKees Rocks Terrace Phase One Limited Partnership (Meyers Ridge I) and McKees Rocks Terrace Phase Two Limited Partnership (Meyers Ridge II), effective September 30, 2026 through September 30, 2027, at a combined annual premium of **$**135,983.43.

BE IT FURTHER RESOLVED, that the appropriate officers and representatives are authorized to execute any documents and take any actions necessary to effectuate the insurance renewals approved herein.

Approved as to form and content: ____
Richard Stephenson, Executive Director

ACHA Board Meeting
September 25, 2026
Agenda Item Number 15

RESOLUTION NO. 44 OF 2026

A Resolution - Request for Approval of a Legal Services Agreement with Fox Rothschild LLP through the Intergovernmental Cooperation Agreement with Westmoreland County Housing Authority, Effective September 1, 2026 – February 28, 2028

WHEREAS, the Allegheny County Housing Authority (the “Authority”) requires specialized legal services related to affordable housing matters, including, but not limited to, mixed-income development, mixed-finance transactions, real estate, and development; and

WHEREAS, the Westmoreland County Housing Authority (“WCHA”) conducted a competitive procurement process and selected Fox Rothschild LLP (“Fox”) to provide such legal services; and

WHEREAS, WCHA and Fox subsequently entered into an Agreement for Special Legal Counsel Services pursuant to that procurement; and

WHEREAS, the Authority requires legal services of the same type as those provided by Fox under its agreement with WCHA; and

WHEREAS, WCHA and the Authority have entered into an Intergovernmental Cooperation Agreement permitting the Authority to utilize, or “piggyback,” WCHA’s procurement for the purchase of legal services from Fox; and

WHEREAS, the Authority has compared the cost and availability of the required legal services on the open market with the cost of obtaining such services through Fox and has determined that utilizing WCHA’s procurement provides greater economy and efficiency and results in cost savings to the Authority; and

WHEREAS, the Authority and Fox desire to enter into a Legal Services Agreement, effective September 1, 2026, setting forth the terms and conditions under which Fox will provide such legal services to the Authority.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Allegheny County Housing Authority that the Legal Services Agreement between the Allegheny County Housing Authority and Fox Rothschild LLP, effective September 1, 2026, is hereby approved.

BE IT FURTHER RESOLVED, that the Executive Director is authorized to execute the Legal Services Agreement and any related documents and to take such actions as may be necessary or appropriate to carry out the intent of this Resolution.

Approved as to form and content: ____
Richard Stephenson, Executive Director

ACHA Board Meeting
September 25, 2026
Agenda Item Number 16

RESOLUTION NO. 45 OF 2026

A Resolution - Awarding Contract ACHA-1733 for the Domestic Hot Water System Replacement at Homestead Apartments, Building D in the Amount of $96,600.00

WHEREAS, the domestic hot water system serving Homestead Apartments, Building D, is more than 30 years old and has exceeded its expected service life; and

WHEREAS, one of the existing domestic hot water heaters has failed and remains inoperable, while the remaining heater has become increasingly unreliable and requires frequent repairs; and

WHEREAS, replacement of the existing system is necessary to provide reliable domestic hot water service to the residents of Homestead Apartments, Building D, and the Community LIFE Center located within the building; and

WHEREAS, the project will be funded through Homestead Apartments reserve funds; and

WHEREAS, the Allegheny County Housing Authority publicly opened four (4) competitive bids for Contract ACHA-1733 on September 9, 2026, and a summary of the bid results is attached hereto for reference; and

WHEREAS, the bids received were consistent with the anticipated project cost, and the Add Alternate for an optional third hot water heater is recommended for inclusion in the contract award; and

WHEREAS, the Authority has reviewed the bids and determined the proposed pricing to be fair and reasonable, competitive with comparable work performed within the region, and acceptable for award.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Allegheny County Housing Authority hereby awards Contract ACHA-1733 for the Domestic Hot Water System Replacement at Homestead Apartments, Building D, including the Add Alternate, to Sentry Mechanical, LLC, in the amount of Ninety-Six Thousand Six Hundred Dollars ($96,600.00); and

BE IT FURTHER RESOLVED, that the Executive Director is hereby authorized to execute the contract and all related documents necessary to complete the procurement and carry out the project.

Approved as to form and content: ____
Richard Stephenson, Executive Director

ACHA Board Meeting
September 25, 2026
Agenda Item Number 17

RESOLUTION NO. 46 OF 2026

A Resolution - Awarding Contract ACHA-1734 for Architectural and Engineering Services

WHEREAS, the Allegheny County Housing Authority's previous architectural and engineering consulting contracts expired on August 31, 2026; and

WHEREAS, the Authority issued a Request for Qualifications (RFQ) for architectural and engineering (A/E) consulting services and received proposals on August 25, 2026; and

WHEREAS, a three-member evaluation committee reviewed and scored the proposals, followed by a consensus meeting to rank the responding A/E firms; and

WHEREAS, the ACHA Development Department recommends awarding contracts to multiple qualified firms to provide architectural and engineering services for various Housing Authority projects anticipated over the next five (5) years; and

WHEREAS, based upon the evaluation and ranking process, Sleighter Design, LGA Partners, and Foreman Group were identified as the three highest-ranked qualified firms and are recommended for award.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Allegheny County Housing Authority hereby awards Contract ACHA-1734 for Architectural and Engineering Services to the following qualified firms: Sleighter Design, LGA Partners and Foreman Group

BE IT FURTHER RESOLVED, that the Executive Director is hereby authorized to execute the contracts and all related documents necessary to implement the awards.

Approved as to form and content: ____
Richard Stephenson, Executive Director

ACHA Board Meeting
September 25, 2026
Agenda Item Number 18

RESOLUTION NO. 47 OF 2026

A Resolution - Requesting Authorization to Lease Multifunction Copier/Printer Equipment Through PA COSTARS Contract No. 001-E22-078

WHEREAS, the Allegheny County Housing Authority ("ACHA") currently utilizes multifunction copier/printer equipment at its administrative offices and other ACHA locations; and

WHEREAS, the existing leases for the multifunction copier/printer equipment being replaced have expired; and

WHEREAS, ACHA has determined that replacement of the existing equipment with new multifunction copier/printer equipment is necessary to support its ongoing copying, printing, scanning, and document management requirements; and

WHEREAS, the Commonwealth of Pennsylvania's COSTARS cooperative purchasing program provides competitively procured contracts that may be utilized by eligible local public procurement units, including ACHA; and

WHEREAS, the proposed new multifunction copier/printer equipment is available through Ford Business Machines, Inc., utilizing PA COSTARS Contract No. 001-E22-078; and

WHEREAS, ACHA has determined that utilizing the COSTARS cooperative purchasing contract provides an appropriate and efficient procurement method for obtaining the required equipment and associated services;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Allegheny County Housing Authority hereby authorizes the Executive Director, or his designee, to enter into a new lease agreement with Ford Business Machines, Inc., utilizing PA COSTARS Contract No. 001-E22-078, for the replacement of multifunction copier/printer equipment whose existing lease terms have expired, for a lease term of 63 months, at a monthly cost of $7,651.93.

BE IT FURTHER RESOLVED, that the Executive Director, or his designee, is authorized to execute all documents and take such other actions as may be necessary to implement this Resolution.

Approved as to form and content: ______________________________
Richard Stephenson, Executive Director

ACHA Board Meeting
September 25, 2026
Agenda Item Number 19

RESOLUTION NO. 48 OF 2026

A Resolution - Approving Fiscal Year 2027 Operating Budgets for the Allegheny County Housing Authority

WHEREAS, the Allegheny County Housing Authority has prepared its Fiscal Year 2027 Operating Budgets; and

WHEREAS, to remain in compliance with the Department of Housing and Urban Development (HUD) and increase clarity, the Authority presents Four (4) separate budgets, the Central Office Cost Center (COCC), the Housing Choice Voucher Program (HCVP), the Asset Management Project (AMP) budgets and the Affordable Housing Holding and Glenshaw Garden (AHH&G); and

WHEREAS, the Allegheny County Housing Authority finds that the proposed total expenditures of $11,877,476 for the COCC, $7,707,778 for the HVCP, $31,038,313 for the AMP's and $8,556,229 for AHH&G are necessary for the efficient and economical operation of the Authority for the purpose of serving the Allegheny County Housing Authority residents; and

WHEREAS, the Allegheny County Housing Authority finds that the Budget is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures,

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Allegheny County Housing Authority:

Section 1. That the Fiscal Year 2027 Operating Budgets are hereby approved.

Section 2. The Executive Director is hereby authorized and shall take such measures as may be necessary to place the Fiscal Year 2027 Operating Budgets into effect.

Approved as to form and content: ____
Richard Stephenson, Executive Director